

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICE FOR DISPOSITION PARCELS P-8,
P-9, P-10, P-11, P-13, R-4
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of Parcels P-8, P-9, P-10, P-11, P-13 and R-4 for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area and in accordance with the provisions, controls and restrictions of said proposed agreement have been obtained; and

WHEREAS, the Local Public Agencies carrying out urban renewal projects are required by the Secretary of Housing and Urban Development to certify the existence of certain facts and to issue certain proclamations;

WHEREAS, on 25 February 1971, by an appropriate Resolution, the Director was authorized to prepare, execute and submit to HUD Proclaimer Certificates relative to establishment of the fair reuse values:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved, determined and proclaimed to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the Project Area:

ParcelMinimum Disposition Price

P-8 \$ 10,500

P-9 \$ 3,000

P-10 \$ 3,850

P-11 \$ 12,150

P-13 \$120,000

R-4 \$ 33,000

SOUTH COVE URBAN RENEWAL AREA, R-92
SUMMARY OF REUSE APPRAISAL DATA

| <u>Parcel</u> | <u>Area (Sq.Ft.)</u> | <u>1st Reuse Appraisal</u> | <u>2nd Reuse Appraisal</u> | <u>Recommended Minimum Disposition Price</u> |
|---------------|--------------------------|--------------------------------|--------------------------------|--------------------------------------------------|
| P-8 | 4,200 | \$ 10,500 | \$ 10,400 | \$ 10,500 |
| P-9 | 1,200 | \$ 3,000 | \$ 3,000 | \$ 3,000 |
| P-10 | 1,540 | \$ 3,800 | \$ 3,850 | \$ 3,850 |
| P-11 | 4,050 | \$ 10,000 | \$ 12,150 | \$ 12,150 |
| P-13 | 75,282 | \$110,000 | \$120,000 | \$120,000 |
| R-4 | 19,268 | \$ 28,000 | \$ 33,250 | \$ 33,000 |

TABLED: September 30, 1971

RE-SUBMITTED: October 14, 1971

MEMORANDUM

10 A

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92
REQUEST TO PROCLAIM MINIMUM DISPOSITION PRICES
PARCELS P-8, P-9, P-10, P-11, P-13, R-4

Parcel P-8, consisting of approximately 4200 square feet, is located at the southwest corner of Hollis and Washington Streets in the South Cove Urban Renewal Area. This parcel is designated for institutional use and is being developed by the Tufts-New England Medical Center (T-NEMC) for a pediatrics hospital.

Parcel P-9, a small triangular parcel consisting of approximately 1200 square feet, is located half way between Common and Hollis Streets on Washington Street. Parcel P-10, consisting of approximately 1540 square feet, is located approximately half way between Tremont Avenue and Dillaway Street on Hollis Street. Parcel P-11, a triangular parcel consisting of approximately 4050 square feet, is located at the corner of Common Street and Tremont Avenue. These parcels are designated for institutional use and are being assembled with other land which will be developed as a garage by T-NEMC.

Parcel P-13, bounded by Shawmut Avenue, Corning Street, Washington Street and the southern boundary of Parcel R-4, consists of 75,282 square feet and is to be developed by the Public Facilities Department for an 800 pupil elementary school and utilized by the School Department.

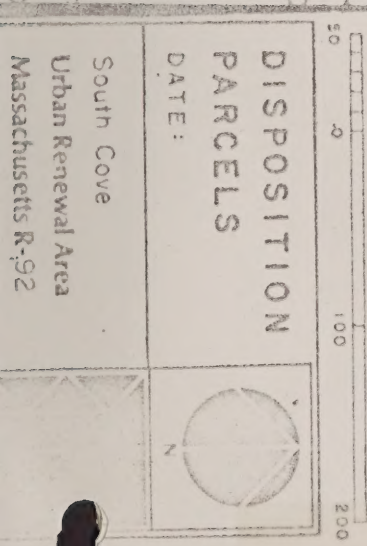
Parcel R-4, bounded by the northern boundary of Parcel P-13 and the extension of Oak Street, consists of 19,268 square feet and is to be developed by the Tufts-New England Medical Center for residential use for married students, interns, and residents of T-NEMC and to include 168 dwelling units, a Day Care Facility and a Teenage Drop-In Center.

These parcels were appraised by Larry Smith & Company, and Ralph S. Foster Co., Inc. A summary sheet indicating both reuse appraisal values and the recommended minimum price for each parcel is attached.

Since Local Public Agencies carrying out urban renewal projects are required by the Secretary of Housing and Urban Development to certify the existence of certain facts and to issue certain proclamations, we hereby recommend that the Authority adopt the attached Resolution proclaiming the recommended minimum disposition price for the parcels listed thereon.

An appropriate Resolution is attached.

Attachment





| | |
|----------|--------------------------------------------------|
| PARCEL | P-13 |
| LOCATION | |
| USE | Institutional |
| AREA | 75,262 sq. ft. |
| WIDTH | 310 ft. |
| DEPTH | Irregular |
| ACCESS | Corning St., Spruce St. Ave., and Washington St. |
| PARKING | 25 spaces |
| D.U.'s | |
| ZONING | I-20 |

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.
FOR DEFINITIONS, STANDARDS & CONTROLS SEE:
SOUTH COVE URBAN RENEWAL PLAN
PROJECT NO. MASS R-92
BOSTON REDEVELOPMENT AUTHORITY

DISPOSITION
PARCELS
DATE:

South Cove
Urban Renewal Area
Massachusetts R-92

50 100 200



P-11 TREMONT STREET

AREA 4,050 SQ. FT.

WIDTH 90 FT.

DEPTH 100 FT.

SITE

ACCESS TREMONT STREET

PARKING

D.U.'s

TYPE

ZONING B-8 (FROM B-4)

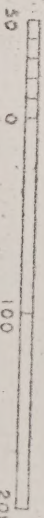
USE INSTITUTIONAL

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS SEE:

SOUTH COVE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-92
BOSTON REDEVELOPMENT AUTHORITY
JUNE 1965



DISPOSITION PARCELS

DATE:

SOUTH COVE

Urban Renewal Area

Massachusetts R-92

BOSTON REDEVELOPMENT AUTHORITY

